

Acton Historic District Commission
Meeting February 22, 2011
Minutes

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Meeting was called to order by Vice Chair, Michaela Moran

TOWN CLERK, ACTON

Also present were Ron Rose, Pam Lynn, Terra Friedrichs, David Barrat, Mike Gowing, BoS liaison and Anita Rogers, citizen.

There were no citizen's concerns.

Minutes of June 23, 2010 and July 13, 2010 were approved by consent. Minutes for February 8, 2011 and February 10, 2011 were held over until for approval for the next regular meeting.

FAR Summary. MM At the last meeting of the Planning Board it was requested that the discussion of the FAR issues to be included on the warrant for town meeting be continued to March 1, 2011 for further discussion so that the articles could be better understood. The articles seek to codify the current interpretation of the by-law applicable to both the South Acton Village and the West Acton Village and to provide a density bonus to buildings of mixed use in both areas. The Planning Board was requested to interpret the present by-law and refused. Town counsel said the FAR provisions in the bylaw could be interpreted two different and seemingly opposite ways. What is in questions is the intent of the town meetings that pproved the current wording regarding FAR. HDC will have to organize an argument to oppose the articles relating to FAR and density bonus for the March 1, 2011 hearing. The initial intent was to balance expansion of commercial space with equal amount of residential space. MM invites anyone short of a quorum to meet to formulate a presentation for the March 1, 2011 hearing with the Planning Board.

8:00 Update form RR on the meeting with the MBTA regarding the South acton train Station. Things are going swimmingly. The T has been very cordial. This has been productive, calm and peaceful. There has been adjustments to the windows and cladding. The roof-line design was adjusted to capture the dormer look. There was an increase in the canopy and extension to the parking lot and integration of the tool shed. The tower tops have a flat roof. There is staggered fenestration. The problem lies with the cost estimates. There may have to be an adjustment to the number of windows. They also dealt with the issue of landscaping.

Asa Parlin House. MM The application to CPC has prompted a request for more details. There is not enough time to respond by the date set by the CPC. CPC wants to break the project into two phases, one per year. Phase one would include architectural design estimated to cost \$20,000 and structural analysis estimated at \$80,000. The whole project is thought to cost \$288,787.

12 School Street-David Hale: Application for replacement of windows. Three windows were replaced with Jeld-Wen wood sash windows prior to submitting an application. There are 11 exterior windows 3 of which were already replaced. MM inspected the premises and determined that the old sashes were in good enough condition so that they should be repaired and not replaced. TF The train station with its contrasting design will be tolerated. It is inconsistent to

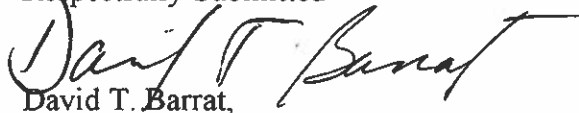
deny an application for replacement windows. DB Sees the value in upgrading the windows to permit greater energy savings. RR Looked at the house. The new windows have a really different look to them. They palpably change the character of the house. The house is very close to the street. The house would look better if the windows were restored rather than replaced. DHale The old windows were drafty and rattled. The wind goes right through them. MM Energy saving is not a consideration. Old windows with triple track storm windows are just as efficient. Replacing windows is taking out old fabric adversely affecting the character of the house and thus, the character of the district. As it stands now there will be a mismatch between the old windows and the three new windows. Those three must have exterior muntions to match the other windows as closely as possible. MM Move to not allow the replacement of the windows. RR seconded the motion. MM The sashes are in good enough condition. Replacement is bad for the district. RR agrees. Replacement derogates the character of the house. Windows could be repaired, triple track eliminated and replaced by wooden storm windows along with other options. MG Suggest that the replacement windows in place remain but with external grills to blend in with the other windows. The cost of the windows purchased in anticipation of approval which cannot be used is stiff enough sanction. Voted by a 4-1 vote to deny allowing the replacement of the windows as proposed in the application except those that are already in place. MM There is the finding that the subject matter is within our jurisdiction. Repair did not impose greater hardship. If there is replacement in the future the owner must go to single pane with true divided light. DH refers back to a blue house. Owner must also use muntions that are compatible with the other windows and the style of the house.

8:30 Jeff 445 Main Street. Jerry Mazol had appeared on behalf of the owners regarding replacement of windows. Owner seeks a certificate of appropriateness and a certificate of non-applicability for windows not in the jurisdiction.

The questions is whether repair or replacement is the more appropriate measure. MM opines that the windows could be repairs; the sashes are in good enough condition for repair thus retaining the historical integrity of the house. Hoping the application would be withdrawn. TF there is a list of window restorers who could do the work for between \$100 and \$250.00 per window. Jeff has owned the house for fifteen years. MM The first option is to maintain the original material in the house to comply with Department of the Interior regulations. MM Moved to deny the application for Certificate of Applicability seconded by TF. RR Looks at the effort to maintain character of the building through persuasion. Upgrading the windows diminishes the value of the artifact. The motion to deny the application was approved unanimously.

Meeting adjourned at 10:17 PM

Respectfully Submitted


David T. Barrat,
Secretary